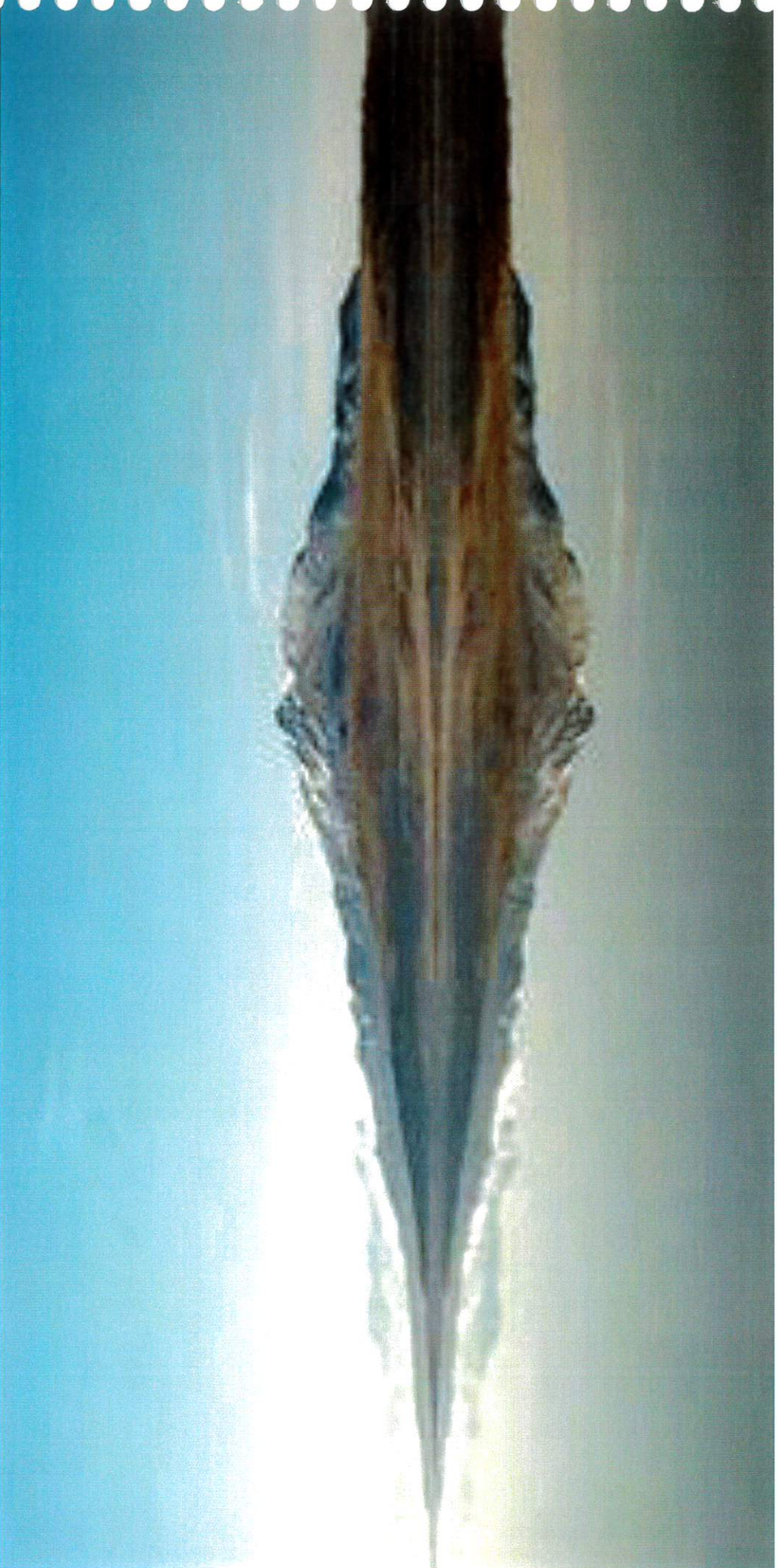


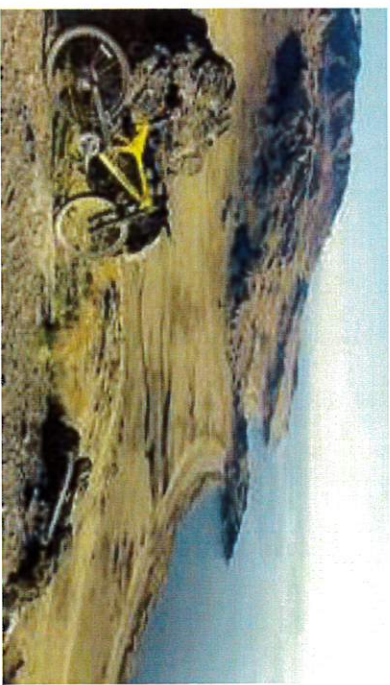
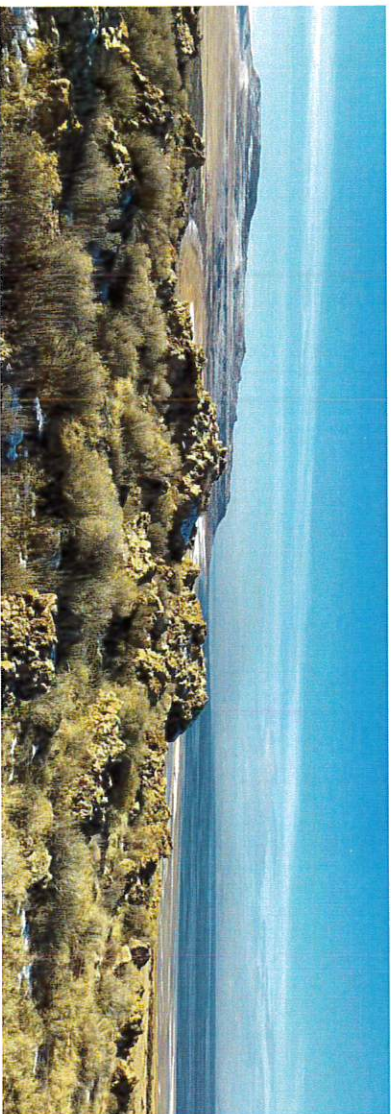
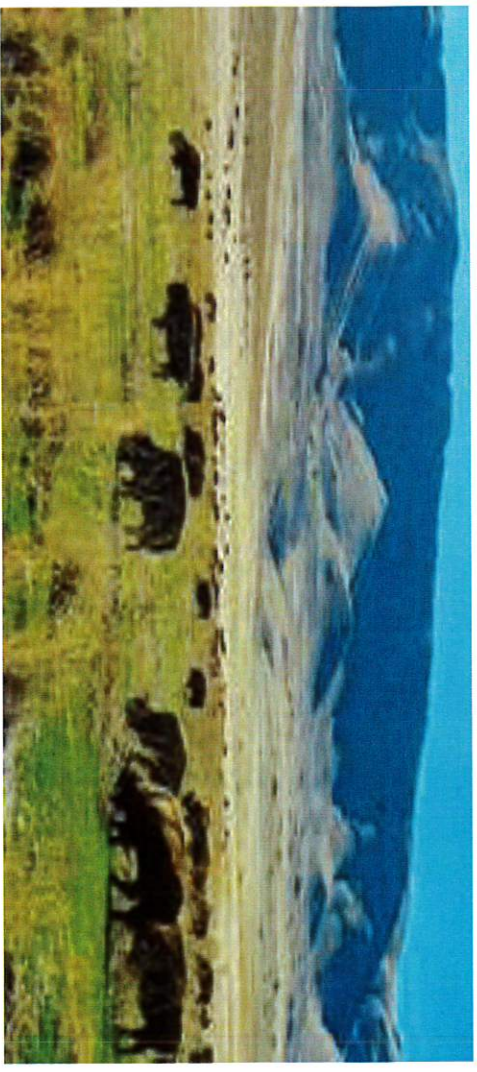
ANTTELOPE ISLAND STATE PARK

needs a

VISITOR CENTER

worthy of its history and uniqueness!





There is nothing like it in the world. Antelope Island is 28,022 acres of rocks, prairie, sand, wildlife and western history surrounded by the Great Salt Lake, the largest natural lake west of the Mississippi.

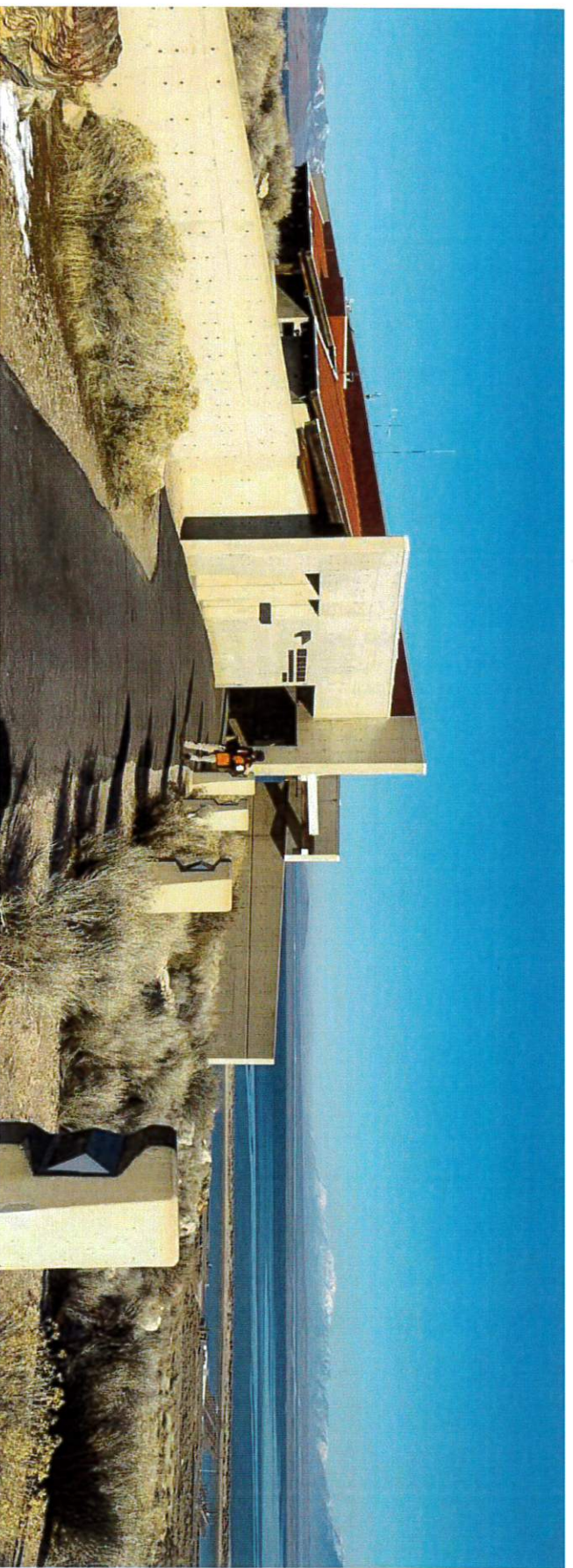
There are rocks as old as those at the bottom of the Grand Canyon, round grains of oolitic sand that feel as soft as silk, peaks rising almost 6,600 feet above sea level overlooking the prairie grasses that are home to wild deer, Bighorn sheep, antelope and a 600-head herd of free-ranging American bison.

Millions of migrating birds feed along its shoreline on brine shrimp and brine flies, the only invertebrates that can live in water 4-8 times saltier than the ocean.

Artifacts indicate prehistoric people lived on the island some 6,000 years before John C. Fremont and Kit Carson explored it in 1845.

And the Fielding Garr ranch tells the story of those who raised sheep and cattle on the island in support of the pioneer migration.

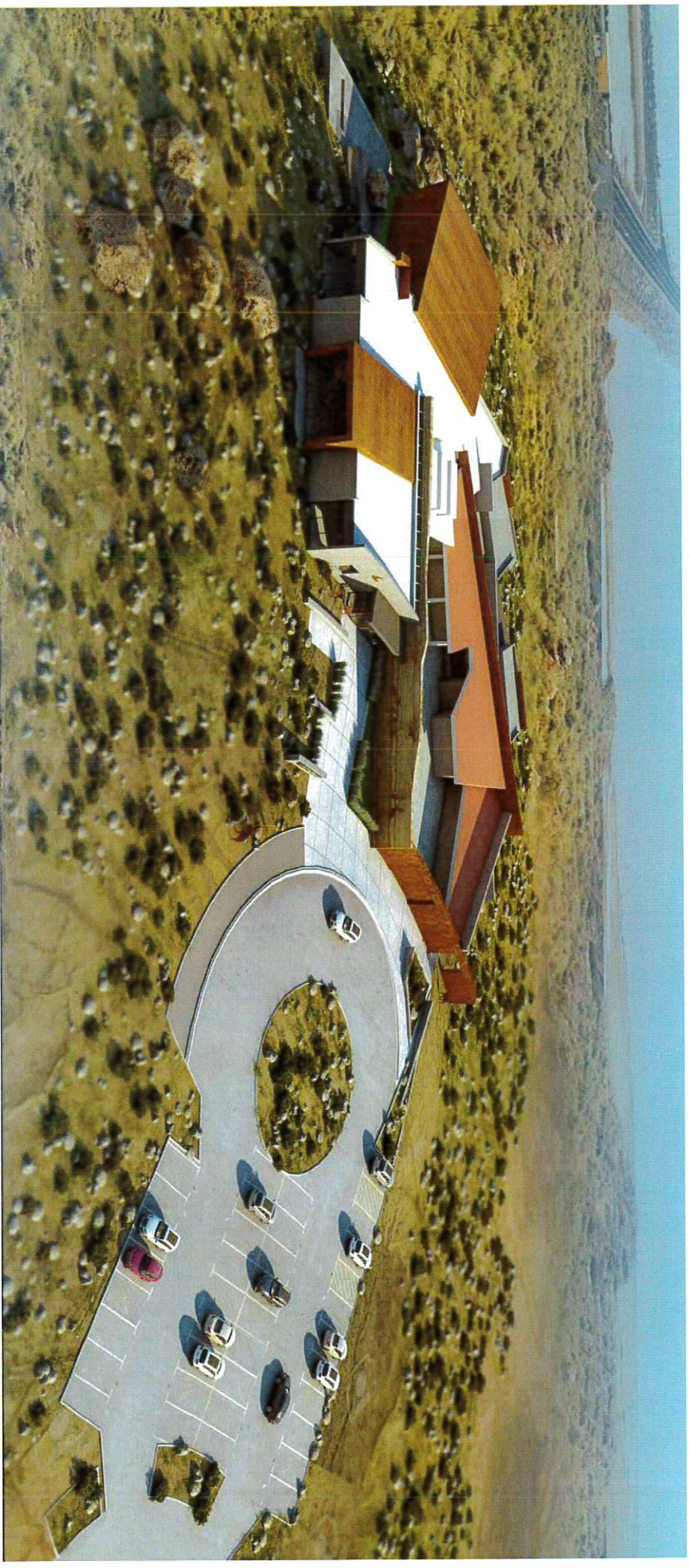
But it's a story our current visitor center is inadequate to tell or to help visitors explore and enjoy the island.



Current Visitor Center



Conceptual design for remodeled, expanded Visitor Center



This initial design proposal is the work of *inForm Architecture* in Park City. It is provided and funded by **Friends of Antelope Island, Inc.** in support of Utah State Parks. It is an enhancement and addition to the current visitor center which was designed and built in 1996 as a two-phase building, however the second phase was never funded nor built.

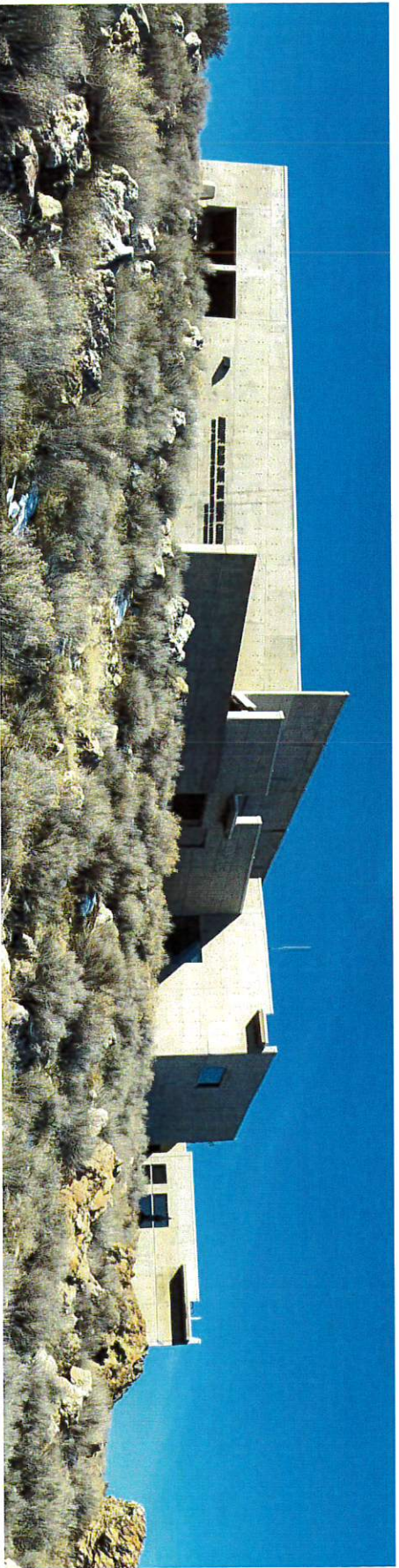
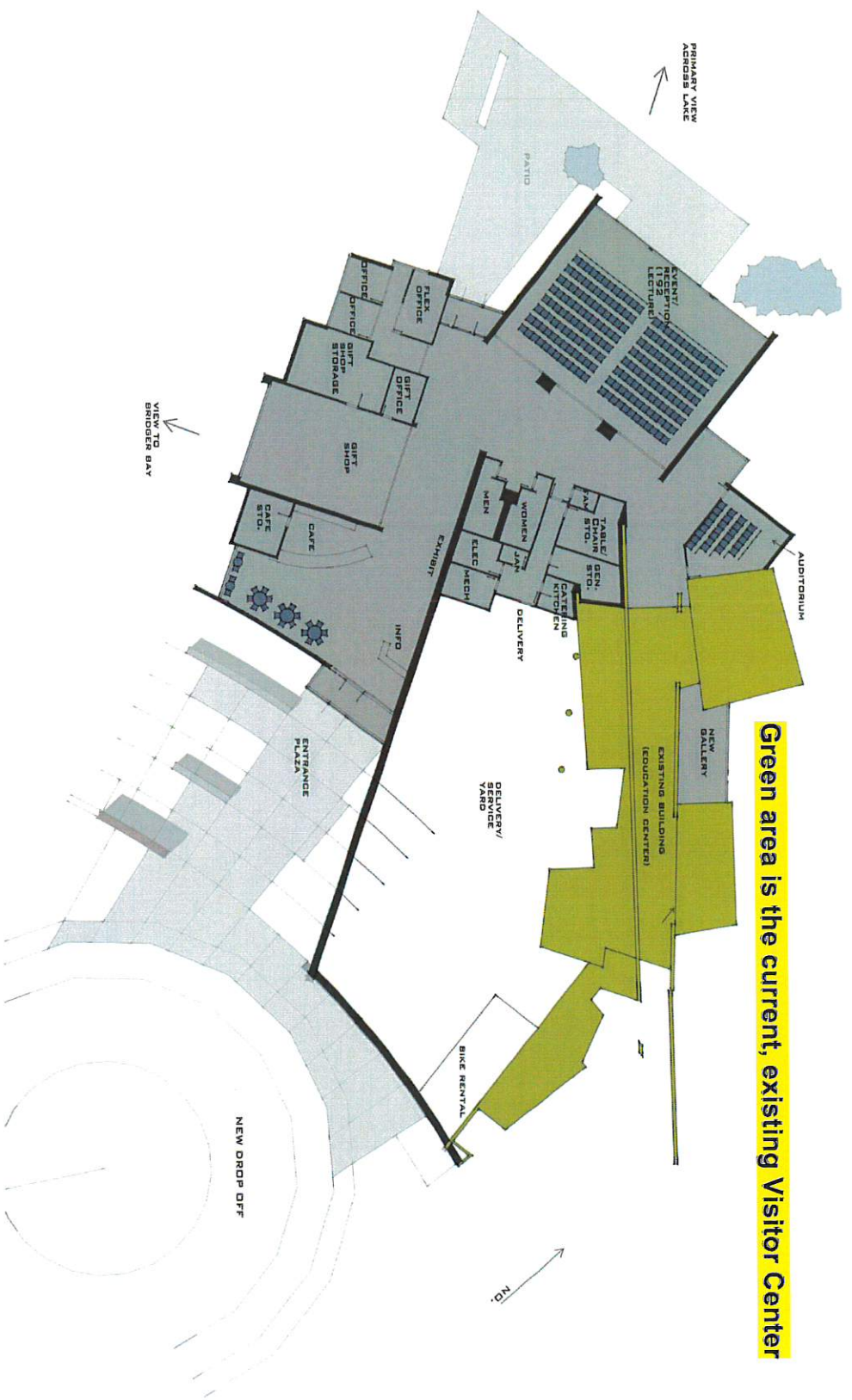
Friends of Antelope Island and Davis County is urging the state legislature to fund the remodel and upgrade of the current visitor center estimated by *InForm Architecture* to be around \$12 million.

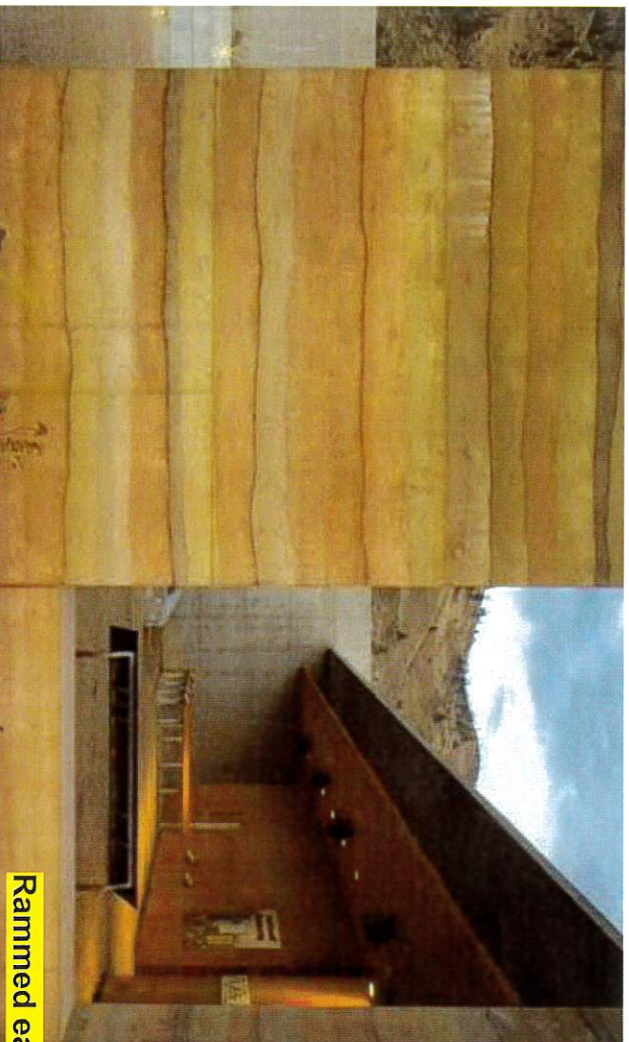


An improved and expanded Visitor Center will greatly enhance the needs of tourists, bird watchers, naturalists, historians, students, researchers, photographers, star gazers, bikers, hikers, campers, and all who come to Antelope Island State Park.



Green area is the current, existing Visitor Center

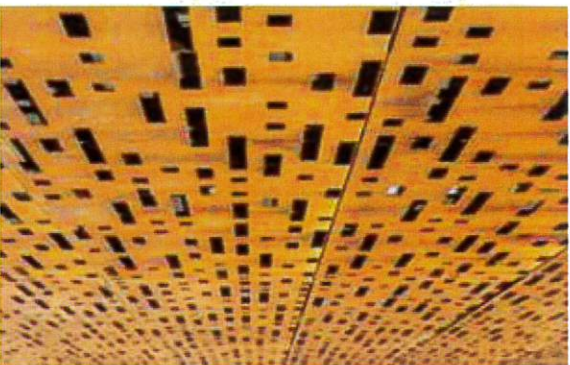
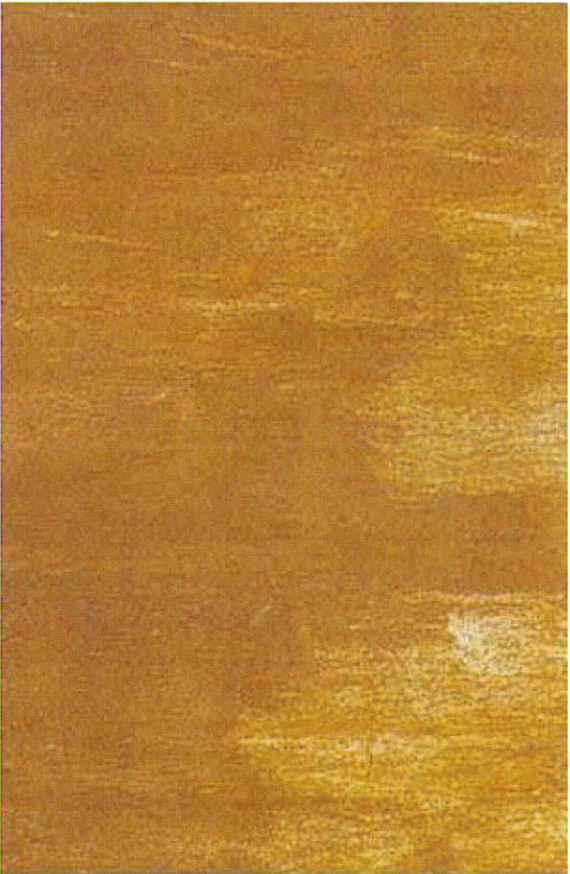
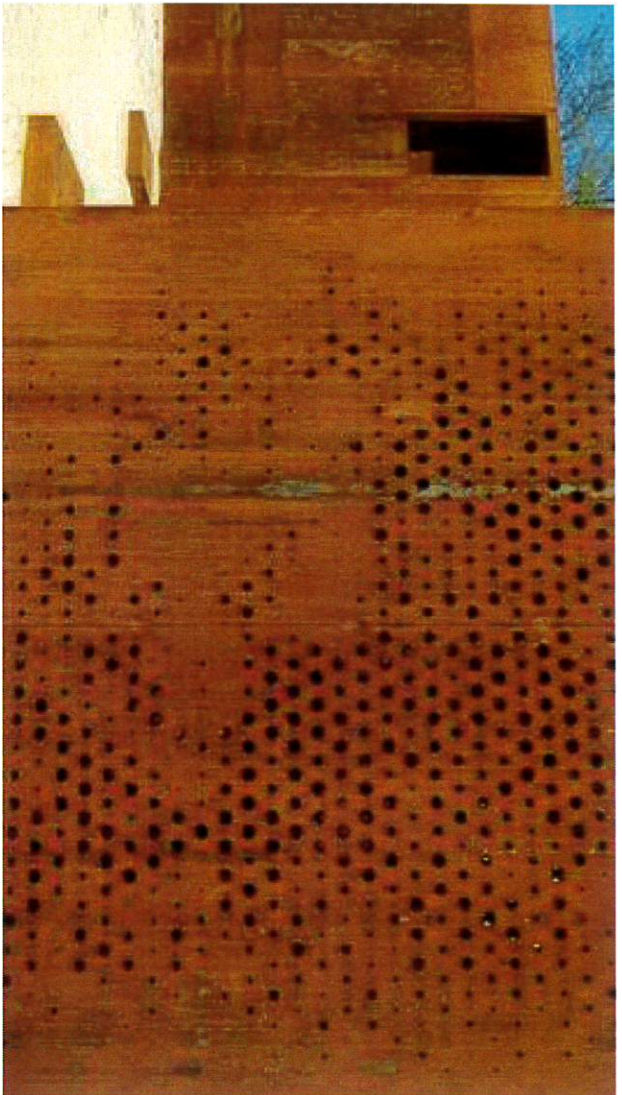
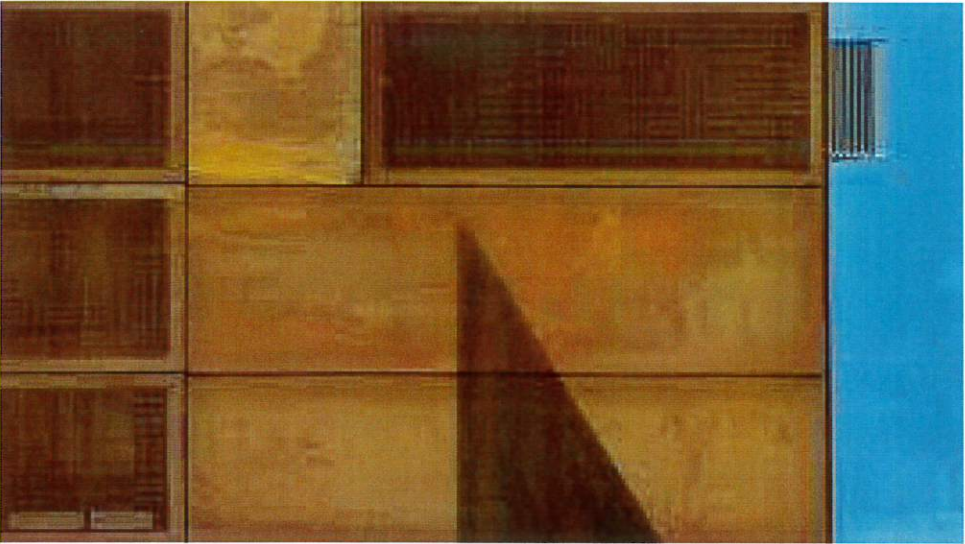


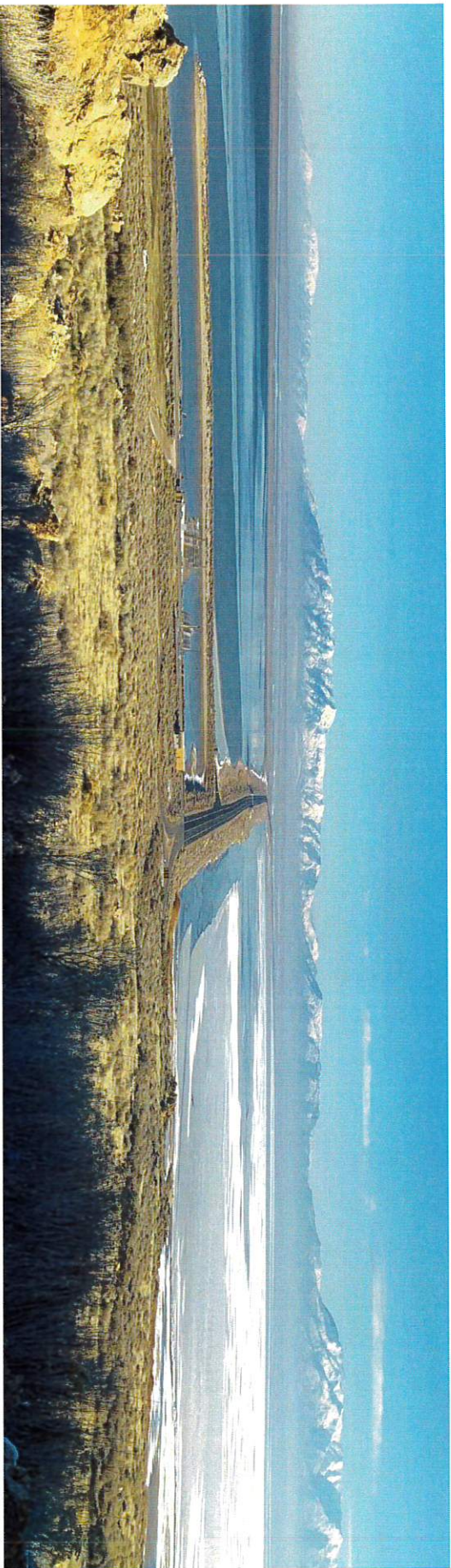


Rammed earth wall structure

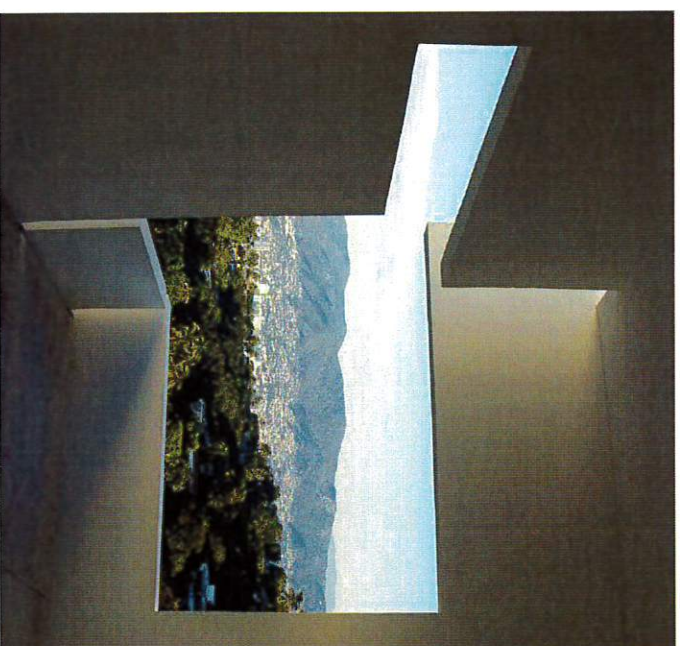


Corten Steel





Friends of Antelope Island and Davis County are not able to fund the estimated \$12 million needed to build a state-of-the-art visitor center so desperately needed. We have already contributed more than \$10,000 to get the project started. We now are seeking the support and commitment of the legislature to appropriate the money needed to build this needed state facility for one of Utah's iconic treasures.





230 East Deer Ridge Way
Midway, UT 84049
435-512-0415

Friends of Antelope Island

Re: Antelope Island Visitors Learning Center
January 28, 2020

Friends of Antelope Island Board Members,

The expected probable costs for the Antelope Island Visitors Learning Center is summarized below. **These probable costs are based on the preliminary programming and conceptual design completed by inForm Architecture in the spring of 2020 for the Friends of Antelope Island.** The numbers are based off of a 15,350 sf addition from the conceptual design and an interior remodel of the existing visitors center.

We are assuming a bid date of spring 2022 and as such have accounted for a cost escalation from the time the cost estimate was completed to this anticipated bid date. This includes a 2% increase from last year when this estimate was completed and a 4% increase for the coming year. For further backup of these numbers, you can see our estimate summary on the next page. Further backup can also be provided including take offs, etc. which was also provided to you previously. **The numbers also include a design contingency of 15% in the construction costs and an owner's construction contingency of 10% in the soft costs.** These costs do not include any specialty exhibit spaces.

Summary of Probably Costs

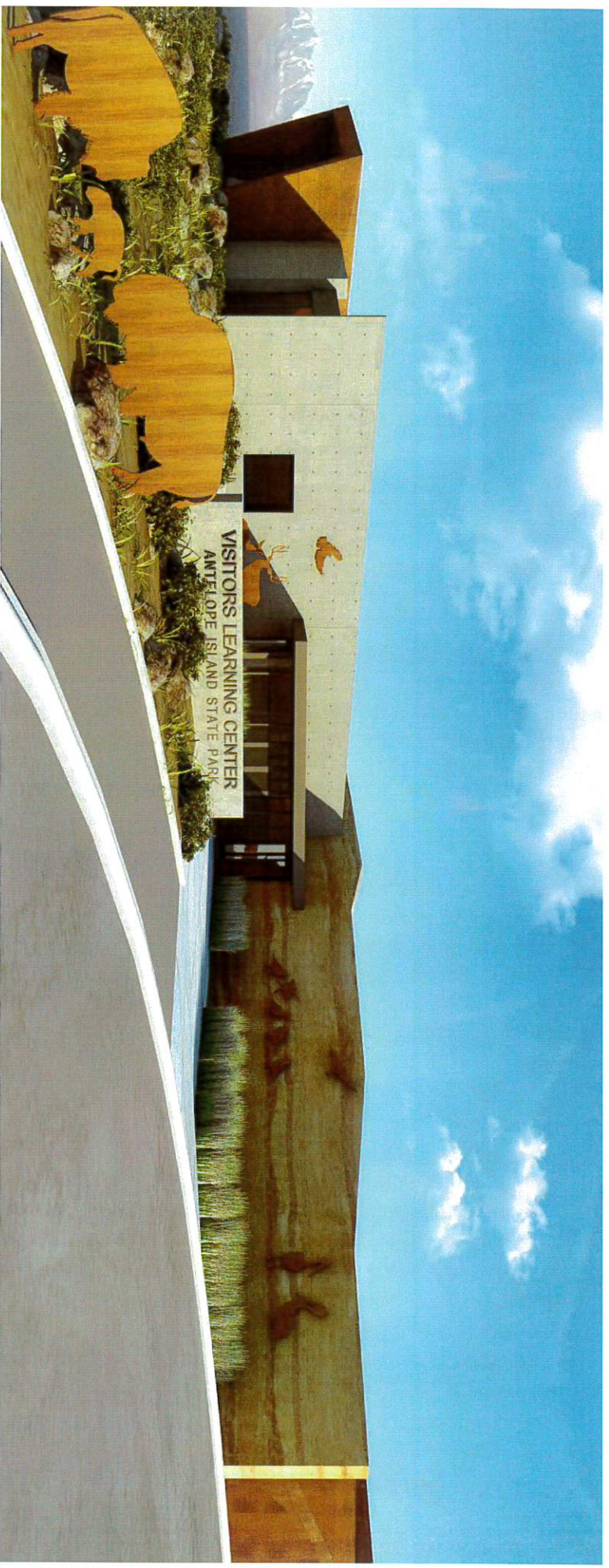
<u>New Building Portion</u>	2020 Estimate	Escalated Estimate (2022)
Construction Costs	\$ 7,780,000	\$ 8,270,000
Soft Costs (A/E, Fees, FF+E, contingency, etc.) (29.5%)	\$ 2,300,000	\$ 2,440,000
Total New Building		\$ 10,690,000
 <u>Remodel of Existing (Interior)</u>		
Remodel (Based on \$200 psf const. cost from owner)	\$ 1,020,000	\$ 1,080,000
Soft Costs (A/E, Fees, FF+E, contingency, etc.) (29.5%)	\$ 300,000	\$ 320,000
Total Remodel		\$ 1,400,000
 Total Addition + Remodel		\$ 12,090,000

Should there be any further questions please let me know and I would be happy to assist you.

Sincerely,

Rob Bouwhuis, AIA, LEED AP BD+C
Principal, inForm Architecture

PROJECT ESTIMATE		CONSTRUCTION CONTROL CORPORATION		3/2/2020
PROJECT NAME.....ANTELOPE ISLAND VISITOR CENTER		BUILDING		
LOCATION.....ANTELOPE ISLAND, UT				
ARCHITECT.....INFORM ARCHITECTURE		SF	15,350	
STAGE OF DESIGN.....PROGRAM DESIGN				
CSI #	DESCRIPTION	UNIT QTY	UNIT COST	TOTAL
BUILDING COST ESTIMATE				
02	EXISTING CONDITIONS		\$ 5.94	\$ 91,131
03	CONCRETE		\$ 101.05	\$ 1,551,091
04	MASONRY		\$ -	\$ -
05	METALS		\$ 26.14	\$ 401,172
06	WOODS & PLASTICS		\$ 8.18	\$ 125,493
07	THERMAL & MOISTURE PROTECTION		\$ 32.57	\$ 499,893
08	DOORS & WINDOWS		\$ 21.28	\$ 326,723
09	FINISHES		\$ 35.41	\$ 543,597
10	SPECIALTIES		\$ 3.00	\$ 46,050
11	EQUIPMENT		\$ -	\$ -
12	FURNISHINGS		\$ -	\$ -
13	SPECIAL CONSTRUCTION		\$ -	\$ -
14	CONVEYING SYSTEMS		\$ -	\$ -
21	FIRE SUPPRESSION		\$ 4.00	\$ 61,400
22	PLUMBING		\$ 6.00	\$ 92,100
23	HVAC		\$ 40.00	\$ 614,000
26	ELECTRICAL		\$ 27.00	\$ 414,450
27	COMMUNICATION		\$ 12.00	\$ 184,200
28	ELECTRONIC SAFETY AND SECURITY		\$ 4.50	\$ 69,075
31	EARTHWORK		\$ 5.55	\$ 85,207
32	EXTERIOR IMPROVEMENTS		\$ 45.50	\$ 698,407
33	SITE UTILITIES		\$ -	\$ -
SUBTOTAL			\$ 378.11	\$ 5,803,987
	GENERAL CONDITIONS	10%	\$ 37.81	\$ 580,399
	OVERHEAD & PROFIT	7%	\$ 26.47	\$ 406,279
	BONDS & INSURANCE	2%	\$ 7.56	\$ 116,080
	DESIGN CONTINGENCY	15%	\$ 56.72	\$ 870,598
TOTAL CONSTRUCTION COST			\$ 506.67	\$ 7,777,343
Plan Check Fees				\$ 30,124
Building Permit				\$ 43,034
1% State Permit Fee				\$ 430
Utility Connection Fees and Impact Fees				TBD
Furniture Fixtures & Equipment		10%		\$ 777,734
A/E Fees		7%		\$ 544,414
Reimbursables				\$ 31,777
Geotechnical				\$ 15,000
Commissioning Agent				\$ 15,350
Survey				\$ 5,000
Project Management Fees				TBD
Owner's Construction Contingency		10%		\$ 777,734
Special Inspections & Testing		0.75%		\$ 58,330
TOTAL ADDITION PROJECT PROJECT COST				\$ 10,076,271
REMODEL EXISTING BUILDING (PER OWNER)			\$ 200.00	\$ 1,015,600



Presented by **Friends of Antelope, Inc.**, a non-profit, 501c(3) organization committed to helping support, preserve, improve and enhance the visitor experience at Antelope Island State Park. In its 25-year history Friends of Antelope Island has provided more than \$500,000 for park improvements.

ANTELOPE ISLAND STATE PARK VISITOR CENTER RENOVATION and ENHANCEMENT

BACKGROUND

The current visitor center was built with state funding in 1996. It was designed as a two-phase project, but the second phase or final completion was never funded and consequently never built. Meantime, Antelope Island State Park has grown in use and popularity to be Utah's third most visited state park with more than 600,000 visitors a year. It is the most populist state park on the Wasatch Front. The island attracts visitors from all over the world with its abundance of birds and wildlife, camping, hiking, bike riding, horseback riding, the Fielding Garr ranch, and access to the Great Salt Lake. One of the premier attractions of the Park is the third largest publicly owned free ranging American Bison herd in the U.S. (the official U.S. National Mammal) with its annual roundup and auction. There have been many improvements to the island's roads, water, trails and campgrounds, but little done to improve the visitor center.

NEED

Friends of Antelope Island, Inc., a 501c(3) non-profit group dedicated to supporting the island park, and Davis County have embarked on a project to remodel, enhance and finish the visitor center. We have retained an architectural firm and spent in excess of \$10,000 to have engineering and architectural studies done and concept designs created (see attached brochure). The concept designs show what can be done to rehab, expand and improve the visitor center to make it worthy of the thousands who visit the island to be educated and informed about this Utah treasure. The estimated engineering and construction costs to finally build phase two is about \$12 million.

BENEFITS

New and improved exhibits, including possible traveling exhibits, will give visitors a better understanding of the island and its unique features, such as the soft oolitic sand on its Great Salt Lake beaches, rocks as old as those at the bottom of the Grand Canyon, peaks rising almost 6,600 feet above sea level, the millions of migrating birds that feed on the brine shrimp and brine flies, deer, sheep, antelope and other wildlife, the Fielding Garr ranch that supported the pioneer migration, and the 600-head herd of free-ranging American Bison (buffalo).

An expanded visitor center will allow food service and an improved the gift shop.

An auditorium and lecture hall will provide much needed educational venues for the hundreds of school children who take field trips to the park.

We'll have space to invite university researchers and investigators to set up desks or facilities for their scientific work, and a place to install telescopes to take advantage of Antelope Island State Park's "Dark Sky" designation.

The improvement to the entrance, patio views and added space will attract families and groups to rent the facility for corporate meetings, wedding receptions, parties and special events.

SUPPORT

Davis County and Friends of Antelope Island are anxious to do what we can to help the state make these improvements but do not have the funds to pay for them. As a state building built on state land within the boundaries of a state park, we think it appropriate to request the legislature to appropriate the \$12 million to get this project completed. Representative Stephen Handy, District 16, Layton, has filed a bill, HB####, for a state general fund appropriation and we sincerely request support and approval by the legislature.